



GRASSROOTS
REALTY GROUP

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340 12 Avenue NW
Calgary, Alberta

MLS # A2348327



\$830,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	923 sq.ft.	Age:	1928 (98 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

A property like this doesn't come along often! Situated on an oversized corner lot with 2 registered lots within the parcel, this property offers an exciting opportunity for future redevelopment. Previously operating as a long-term rental, the existing home provides the option to generate rental income while you plan and prepare for your future development. With some TLC, it could continue to serve as a rental for years to come. The R-C2 zoning allows for redevelopment opportunities including single-detached, semi-detached and duplex homes, with the potential for carriage homes and more, giving you plenty of options to explore. Whether you're looking to invest, hold and develop, or start planning your next project, this is a property worth a closer look. Book your private showing today!

*Buyer must explore options with city of calgary for their own due diligence